

Recording Requested By: Simplifile
When Recorded Mail To:

NAME: Helen Wu, Senior Paralegal (FSA)

MAILING ADDRESS:

U.S. Attorney's Office

Asset Forfeiture & Recovery Section

312 N. Spring Street, 11th Floor

Los Angeles, CA 90012

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder

 22.00

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2024000283076 11:53 am 10/30/24

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

LIS PENDENS

Please Note: Exempt from the fee per GC 27388.1(a)(2); executed or recorded by a government agency.

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7 Asset & Recovery Forfeiture Section
1100 United States Courthouse
8 312 North Spring Street
Los Angeles, California 90012
9 Telephone: (213) 894-5901
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10 E-mail: Tara.Vavere@usdoj.gov

11 Attorneys for Plaintiff
UNITED STATES OF AMERICA

12 UNITED STATES DISTRICT COURT

13 FOR THE CENTRAL DISTRICT OF CALIFORNIA

14 UNITED STATES OF AMERICA,

15 Plaintiff,

16 v.

17 ANDREW HOANG DO,

18 Defendant.

19
20 ALOHA FINANCIAL INVESTMENT, INC.,

21 Titleholder.
22

No. 8:24-CR-00126-JVS

LIS PENDENS

23 NOTICE IS HEREBY GIVEN that the foregoing action has been
24 commenced and is now pending in the United States District Court for
25 the Central District of California between the parties above-named.
26 As part of that action, the United States may seek the forfeiture of
27 real property (the "Subject Property") located at [REDACTED],
28 Santa Ana, California [REDACTED] in Orange County, State of California,

1 Assessor Parcel Number 198-133-05, and is more particularly described
2 as follows:

3 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY
4 OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS
DESCRIBED AS FOLLOWS:

5 PARCEL 1:

6 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST
7 QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP
8 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS PER
MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED
AS FOLLOWS:

9 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 245
10 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE
11 SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 200 FEET;
12 THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION,
60 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 200
FEET TO SAID NORTH LINE; THENCE WEST 60 FEET TO THE POINT
OF BEGINNING.

13 EXCEPT ONE-HALF OF ALL OIL, GAS, ASPHALTUM OR KINDRED
14 SUBSTANCES IN, UPON, OR UNDER SAID LAND.

15 PARCEL 2:

16 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST
17 QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP
18 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS PER
MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED
AS FOLLOWS:

19 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION,
20 245.00 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION,
21 THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION,
200.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF
22 SAID SECTION, 95.00 FEET; THENCE NORTHEASTERLY IN A DIRECT
LINE TO A POINT WHICH IS 40.00 FEET SOUTH MEASURED ALONG A
23 LINE PARALLEL TO THE WEST LINE OF SAID SECTION, FROM A
POINT IN THE NORTH LINE OF SAID SECTION, 365.00 FEET EAST
24 OF THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG
SAID PARALLEL LINE 40.00 FEET TO A POINT ON THE NORTH LINE
OF SAID SECTION; WEST 120.00 FEET TO THE POINT OF
25 BEGINNING.

26 EXCEPT THEREFROM THE WEST 60.00 FEET.

27 ALSO EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, ASPHALTUM,
28 OR KINDRED SUBSTANCES IN, UPON, OR UNDER SAID PREMISES AS
EXCEPTED IN THE DEED FROM CHARLES MENDENHALL, AND NELLIE G.

1 MENDENHALL, HUSBAND AND WIFE, RECORDED MAY 13, 1922 IN BOOK
2 423, PAGE 145, DEEDS.

3 APN 198-133-05

4 For further information concerning the forfeiture, reference may
5 be had to the records of the Clerk of the Court for the United States
6 District Court at Los Angeles, California.

7 Title to the Subject Property is recorded in the name of Aloha
8 Financial Investment, Inc., a California Corporation.

9 Dated: October 30, 2024

Respectfully submitted,

10 E. MARTIN ESTRADA
United States Attorney
11 MACK E. JENKINS
Assistant United States Attorney
Chief, Criminal Division
12 JONATHAN GALATZAN
Assistant United States Attorney
13 Chief, Asset Forfeiture & Recovery
Section

14 

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TARA B. VAVERE
16 Assistant United States Attorney
Asset Forfeiture & Recovery Section

17 Attorneys for Plaintiff
18 UNITED STATES OF AMERICA
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PROOF OF SERVICE BY CERTIFIED MAIL

I am over the age of 18 and I am not a party to the above-titled action. I am employed by Office of the United States Attorney for the Central District of California. My business address is 312 North Spring Street, 11th Floor, Los Angeles, California 90012.

On **October 30, 2024**, I served a copy of LIS PENDENS, on each person or entity named below by enclosing a copy in an envelope addressed as shown below and placing the envelope for collection and mailing by certified mail, return receipt requested, on the date and at the place shown below following our ordinary office practices.

TO: **SEE SERVICE LIST**

I am readily familiar with the practice of this office for collection and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on: **October 30, 2024** at Los Angeles, California.



CECILIA PALACIOS, Paralegal

SERVICE LIST

Aloha Financial Investment, Inc.
c/o Thu Thao Vu, Registered Agent

[REDACTED],
Fountain Valley, CA [REDACTED]

Aloha Financial Investment, Inc.
c/o Van Tran, Esq.
1502 N Broadway
Santa Ana, CA 92706